



**TAKE NOTICE THAT A REGULAR MEETING  
OF THE PHARR ECONOMIC DEVELOPMENT CORPORATION II  
OF THE CITY OF PHARR, TEXAS  
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,  
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS  
COMMENCING AT 3:00 PM ON  
MONDAY, APRIL 21, 2025**

*If during the meeting, the Board of Directors should determine that a closed, or executive session of the Board is required, then such closed or executive session or meeting is authorized by Sections 551.071 et seq. of the Texas Government Code. Notice of closed or executive session will be given after the commencement of the meeting covered by this notice. On matters requiring a public hearing all persons desiring to speak during a public hearing shall sign in with the presiding clerk prior to the scheduled public hearing in accordance with city ordinances.*

**1. CALL TO ORDER:**

- A) Roll call and possible action on the excusing of any absent member.
- B) Pledge of Allegiance/Invocation.

**2. PUBLIC TESTIMONY:** *(Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.*

**3. EXECUTIVE DIRECTOR'S ADMINISTRATIVE REPORTS:**

- A) PEDC II Events of Interest.
- B) Sales Tax Report - March 2025.

**4. CONSENT AGENDA:**

**REGULAR AGENDA - OPEN SESSION:** *Additional Items on the Agenda:*

- A) Consideration and action, if any, on Approval of Minutes - February 18, 2025, Regular Called Meeting and February 22, 2025, Special Called Meeting.
- B) Consideration and action, if any, on Project TAF.
- C) Consideration and action, if any, on Project Castle.

**5. CLOSED SESSION:** *In accordance with Chapter 551 Texas, Government Code, Vernon's Texas Code Annotated (Open Meetings Act), the Pharr Economic Development Corporation II Board will meet in Executive (Closed) Session to discuss the items listed on the public portion of the meeting agenda, in accordance with the following below.*

Pursuant to Section 551.071, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

**6. RECONVENE:** *into Regular Session and consider action, if necessary, on any item(s) discussed in executive session.*

**7. ADJOURNMENT:**

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETING**

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956-402-4100 Ext 1007 or FAX 956-475-3442 or Email [cityclerksoffice@pharr-tx.gov](mailto:cityclerksoffice@pharr-tx.gov) for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Pharr Economic Development Corporation II was posted on the bulletin board at City Hall and on the City's web page at [www.pharr-tx.gov](http://www.pharr-tx.gov). This Notice was posted on the 14th day of April 2025 at 3:00 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

**WITNESS MY HAND AND SEAL, this 14th day of April 2025**



VICTOR PEREZ  
PRESIDENT/CEO

I certify that the attached notice and agenda of items to be considered by the Pharr Economic Development Corporation II was removed from the bulletin board of City Hall on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by,

Name: \_\_\_\_\_

Title: \_\_\_\_\_



**AGENDA MEMORANDUM**

**BOARD:** Pharr Economic Development Corporation II

**AGENDA ITEM #:** 3.A.

**DATE SUBMITTED:** April 14, 2025

**MEETING DATE:** April 21, 2025

**FROM:** Maribel Garcia, Executive Administrative Assistant

**DEPARTMENT:** PEDC II

**DIRECTOR:**

**Agenda Item:** PEDC II Events of Interest.

**Classification:** Consent

(\* If closed session, City Attorney must review and approve.)

**Issue:**

**Fiscal Consideration:**

**Staff Recommendation:**

**Alternatives:**

**Exclude Material from Public Packet?** No

**Reason:**

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**ROUTING:**

Maribel Garcia  
Victor Perez

Created/Initiated - 4/14/2025  
Final Approval - 4/14/2025



## PEDC II EVENTS OF INTEREST

### Events of Interest

#### **PGBH – KAUFFAMAN FASTRAC**

May 7 - June 18, 2025 | 9am-12pm

Pharr Global Business Hub | 301 S. Cage Blvd., Pharr, TX

Through our ongoing programming, we are now hosting the second cohort of the Kauffman Fastrac program. This seven-session, hands-on course equips aspiring entrepreneurs with the essential tools to successfully start and grow their businesses. Participants will develop skills in business planning, marketing, sales, financial management, and more.

A vetting process is in place, and all interested individuals must apply to be considered. There will be a deposit required for approved applicants, which will be reimbursed upon program completion. Applications are now open and will close on April 30, 2025.

Apply online at [pharredc.com](http://pharredc.com) or contact the Pharr Global Business Hub at (956) 402-4333 for more information.

#### **RGV Startup Week**

May 1, 2025 | 9am-4:30pm

Pharr Global Business Hub | 301 S. Cage Blvd, Pharr, TX

This year, the Pharr EDC is partnering with UTRGV to participate in RGV Startup Week, a week-long event focused on supporting entrepreneurs and small businesses across the RGV. We are excited to be part of this regional initiative that brings together entrepreneurs, innovators, and leaders.

Global connectivity drives opportunities for local businesses, and our programming will focus on helping businesses navigate international markets, trade, and cross-border partnerships. The day will feature sessions tailored for global entrepreneurs, including discussions on trade strategies, logistics operations, and how to tap into global opportunities.

The event is FREE and open to all, registration is available via our website at [pharredc.com](http://pharredc.com)

#### **RGV Startup Week Mixer**

May 1, 2025 | 5pm-7pm

Pharr Global Business Hub | 301 S. Cage Blvd, Pharr, TX

The Pharr EDC will be hosting an evening mixer to close out the 'International Day' of RGV Startup Week. Event attendees will have the opportunity to network with entrepreneurs, community leaders, and business professionals.

The event is FREE and open to all, registration is available via our website at [pharredc.com](http://pharredc.com)

**PGBH: Building a Stronger Workforce: Skills for Today & Tomorrow**

May 8, 2025 at 8:30am-12:30pm

Pharr Global Business Hub | 301 S. Cage Blvd., Pharr, TX

The Pharr EDC is partnering with Texas Manufacturing Assistance Center (TMAC) to offer a free informational session for employers, focused on providing businesses with the tools needed to strengthen and future-proof their workforce. Attendees will gain valuable insights on In-Demand Skills, Workforce Development Programs, and Retention & Talent Development.

This event is FREE, and registration is available online through our website. For more information, feel free to give us a call.

**City Hall on Call**

May 13, 2025 at 5pm

Pepe Salinas | 1011 W. Kelly

The Pharr EDC will join city departments for this community event to enhance engagement. Our team will be on-site to provide information and resources from both the EDC and our Foundation.

This is a free community event and open to the public.

**Pharr EDC Foundation Scholarship Awards Ceremony**

May 14, 2025 | 5pm

Regency Hall | 207 E. Ferguson Ave., Pharr, TX

Through the Pharr EDC Foundation, we will host the Scholarship Awards Ceremony to recognize high school students who have been awarded a \$2,000 scholarship for the 2024-2025 academic school year. These scholarships are designed to support students in continuing their post-secondary education and to help alleviate financial burdens as they pursue their academic and career goals. We look forward to celebrating their hard work and commitment to education.

Note that this is a closed event, by invitation only.

**COMCE Zacatecas 2025 Commercial Mission**

May 15-16, 2025

Location: Pharr, TX (Multiple)

The Pharr EDC is proud to partner in hosting the COMCE Zacatecas 2025 Commercial Mission—an international, two-day event focused on produce and industrial development. This comprehensive program will feature participation from key agencies, including the Food & Drug Administration (FDA), Customs and Border Protection (CBP), UTRGV, the Pharr International Bridge (PBI), and the Mexican Consulate.



# Pharr

Economic Development  
Corporation



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The Pharr EDC will lead a presentation highlighting our city's capacity to support business growth and expansion. We will also host a panel discussion featuring successful businesses in Pharr, followed by a tour of a cold storage facility.

An informal **networking event** will take place on the evening of the first day, with additional details to be shared as the event approaches.



**AGENDA MEMORANDUM**

**BOARD:** Pharr Economic Development Corporation II

**AGENDA ITEM #:** 3.B.

**DATE SUBMITTED:** April 14, 2025

**MEETING DATE:** April 21, 2025

**FROM:** Maribel Garcia, Executive Administrative Assistant

**DEPARTMENT:** PEDC II

**DIRECTOR:**

**Agenda Item:** Sales Tax Report - March 2025.

**Classification:** Consent

(\* If closed session, City Attorney must review and approve.)

**Issue:**

**Fiscal Consideration:**

**Staff Recommendation:**

**Alternatives:**

**Exclude Material from Public Packet?** No

**Reason:**

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**ROUTING:**

Maribel Garcia  
Victor Perez

Created/Initiated - 4/14/2025  
Final Approval - 4/14/2025



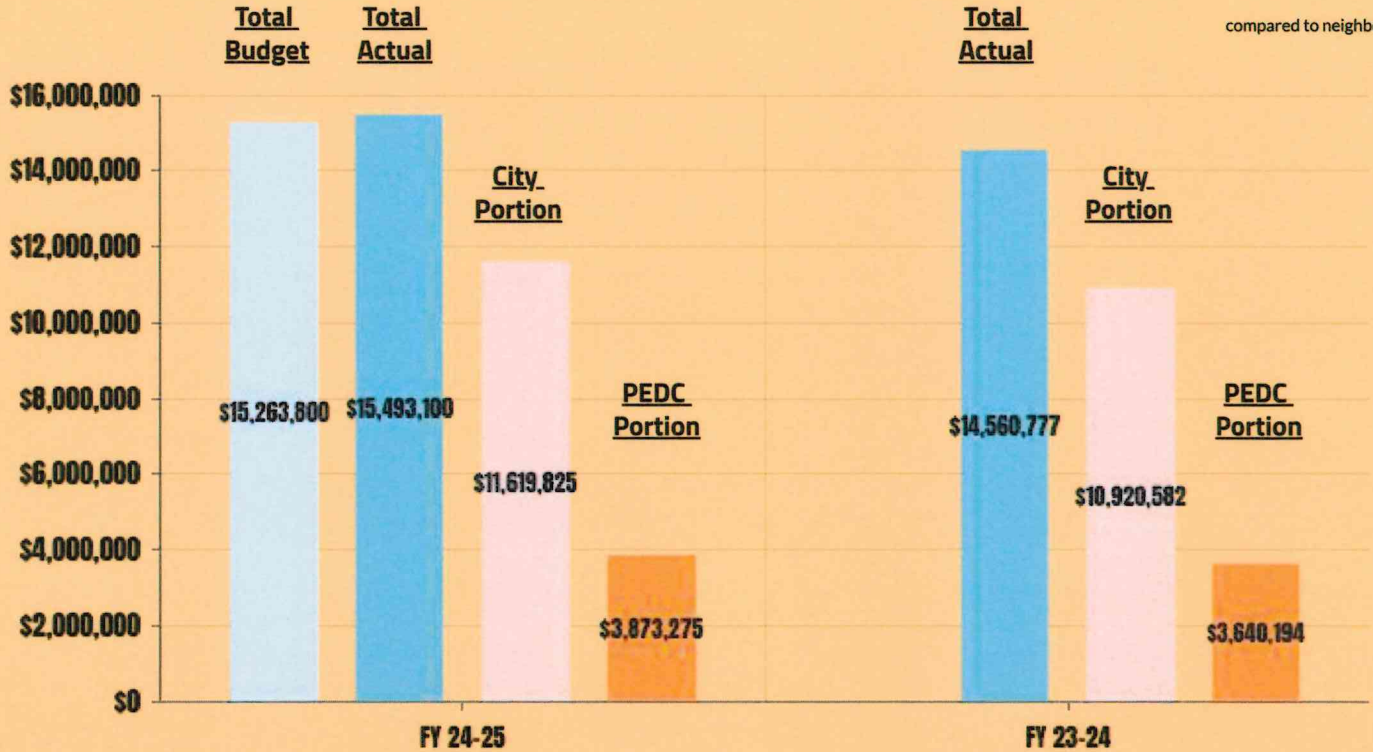
# CITY OF PHARR SALES TAXES

## as of March 2025 FY 2024-2025

### SALES TAXES COLLECTIONS Cash Basis by Fiscal Year

Ranked  
No. 5

compared to neighbor Cities



### 13.27% YTD

Increase in Sales Tax from  
Last Year\*



### 12.78%

Compared to March 2024  
Cash Basis.



### 1.50%

Above Budget

\*Growth is based on Calendar Year per Texas State Comptroller  
Fiscal Year Growth is 6.40%.

CREATED BY

City of Pharr Finance Department



**SALES TAX STATE COLLECTION RGV COMPARISON - MARCH 2025**

Valley Rank	City	Net Payment This Period	Payment Prior Year	% Change	2025 Payments		% Change
					To Date	To Date	
<b>Rank Based on Current Month Activity</b>							
1	McAllen	\$ 7,163,811	\$ 7,043,753	1.70%	\$ 27,320,987	\$ 26,033,877	4.94%
2	Brownsville	\$ 4,693,957	\$ 3,712,067	26.45%	\$ 16,755,014	\$ 15,743,827	6.42%
3	Edinburg	\$ 2,942,073	\$ 2,922,036	0.69%	\$ 10,418,741	\$ 9,761,755	6.73%
4	Harlingen	\$ 2,677,111	\$ 2,568,189	4.24%	\$ 9,607,627	\$ 8,869,849	8.32%
5	Pharr	\$ 2,544,374	\$ 2,256,065	12.78%	\$ 8,210,671	\$ 7,248,856	13.27%
6	Mission	\$ 2,229,485	\$ 2,101,061	6.11%	\$ 7,999,172	\$ 6,939,283	15.27%
7	Westaco	\$ 1,663,369	\$ 1,529,437	8.76%	\$ 5,694,664	\$ 5,120,793	11.21%
8	Mercedes	\$ 585,081	\$ 672,703	-13.03%	\$ 2,736,913	\$ 2,856,363	-4.18%
9	San Benito	\$ 576,023	\$ 593,112	-2.88%	\$ 1,888,076	\$ 1,872,683	0.82%
10	San Juan	\$ 532,466	\$ 505,351	5.37%	\$ 1,889,082	\$ 1,660,339	13.78%

<b>Rank Based on Calendar Year 2025 To Date Activity</b>							
1	McAllen	\$ 7,163,811	\$ 7,043,753	1.70%	\$ 27,320,987	\$ 26,033,877	4.94%
2	Brownsville	\$ 4,693,957	\$ 3,712,067	26.45%	\$ 16,755,014	\$ 15,743,827	6.42%
3	Edinburg	\$ 2,942,073	\$ 2,922,036	0.69%	\$ 10,418,741	\$ 9,761,755	6.73%
4	Harlingen	\$ 2,677,111	\$ 2,568,189	4.24%	\$ 9,607,627	\$ 8,869,849	8.32%
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8	Mercedes	\$ 585,081	\$ 672,703	-13.03%	\$ 2,736,913	\$ 2,856,363	-4.18%
9	San Juan	\$ 532,466	\$ 505,351	5.37%	\$ 1,889,082	\$ 1,660,339	13.78%
10	San Benito	\$ 576,023	\$ 593,112	-2.88%	\$ 1,888,076	\$ 1,872,683	0.82%

<b>STATE TOTALS</b>	\$ 685,230,194	\$ 622,313,760	10.11%	\$ 2,318,556,125	\$ 2,182,691,382	6.22%
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**AGENDA MEMORANDUM**

**BOARD:** Pharr Economic Development Corporation II

**AGENDA ITEM #:** A.

**DATE SUBMITTED:** April 14, 2025

**MEETING DATE:** April 21, 2025

**FROM:** Maribel Garcia, Executive Administrative Assistant

**DEPARTMENT:** PEDC II

**DIRECTOR:**

**Agenda Item:** Consideration and action, if any, on Approval of Minutes - February 18, 2025 Regular Called Meeting and February 22, 2025 Special Called Meeting.

**Classification:** Consent

(\* If closed session, City Attorney must review and approve.)

**Issue:**

**Fiscal Consideration:**

**Staff Recommendation:**

**Alternatives:**

**Exclude Material from Public Packet?** No

**Reason:**

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**ROUTING:**

Maribel Garcia  
Victor Perez

Created/Initiated - 4/14/2025  
Final Approval - 4/14/2025

**MINUTES  
PHARR ECONOMIC DEVELOPMENT CORPORATION II  
REGULAR CALLED MEETING  
TUESDAY, FEBRUARY 18, 2025  
118 S. CAGE BLVD., 2ND FLOOR**

The Pharr Economic Development Corporation II met in a regular called meeting on Tuesday February 18, 2025, at 3:00 p.m. and the following is the record of attendance.

**MEMBERS PRESENT:** Board Member Comm. Ricardo Medina  
Board Member Comm. Michael Pacheco  
Board Member Mario Lizcano  
Board Member Reynaldo Perez  
Board Member Romeo Cantu

**MEMBERS ABSENT:** Board Member Dr. Ambrosio Hernandez  
Board Member Comm. Dr. Ramiro Caballero

**STAFF PRESENT:** Victor Perez, PEDC President/CEO  
Jonathan Flores, City Manager  
Jameson Merrick, City Finance Director  
Francisco Mendez, PEDC Accountant  
Karina Lopez, Economic Development Manager  
Maribel Garcia, Executive Administrative Assistant

**PEDC ATTORNEY:** Jerry Muñoz

**ITEM 1. CALL TO ORDER**

**A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT BOARD MEMBER**

Vice Chair, Mayor Mario Lizcano called the meeting to order at 3:00 p.m. Roll call established a quorum.

Board member Romeo Cantu **moved** to excuse absent members. Board member Reynaldo Perez seconded the motion and when put to a vote, it was carried unanimously.

**B) PLEDGE OF ALLEGIANCE/INVOCATION**

Victor Perez, President/CEO led the pledge of allegiance Mario Lizcano, Board member said the invocation.

**ITEM 2. PUBLIC TESTIMONY**

There were no comments from the public.

### **ITEM 3. EXECUTIVE DIRECTOR'S ADMINISTRATIVE REPORTS**

At this time of the agenda Victor Perez, President/CEO introduced Mr. Romeo Cantu PEDC new board of directors' member.

#### **A) PEDC II EVENTS OF INTEREST.**

Karina Lopez, Economic Development Manager, informed the Board and Community about upcoming events. She stated that the Pharr EDC Foundation has officially launched the 2024-2025 Scholarship Program and said that applications are online and gave a list of requirements.

Karina Lopez, Economic Development Manager continued informing the Board and Community about the Pharr Global Business Hub monthly open house hosting a variety of events gear toward our entrepreneurial and business community.

Karina Lopez, Economic Development Manager, announced the TESH FLEX LLC Groundbreaking Ceremony happening March 4, 2025, at 10 am 5120 N. Cage Blvd, Pharr. She stated that Pharr EDC would be hosting a groundbreaking alongside Forum CRE for a new flex-industrial facility.

Karina Lopez, Economic Development Manager, invited the Board and the community to the Pharr EDC Foundation 4<sup>th</sup> Annual Casino Night April 17<sup>th</sup> at the Regency Hall 207 E. Ferguson Ave. Pharr, she stated this fundraising event offers guests an exciting evening of gaming and entertainment while supporting our mission to build brighter futures for recipients of the Pharr EDC Foundation's Scholarship Program.

Karina Lopez, Economic Development Manager, stated that this year the Pharr EDC was selected as one of the hosting organizations for the Governor's Small Business Summit in Texas. The summit aims to help small businesses owners and aspiring entrepreneurs connect with resources to start, strengthen, and grow their business. The Summit would take place at the former Pharr Events Center, August 7, 2025.

#### **B) SALES TAX REPORT – FEBRUARY 2025.**

Victor Perez, President/CEO informed the Board about the February Sales Tax Report he stated we had an increase of 13.49% compared to last year and 22.87% compared to February last year.

### **ITEM 4. CONSENT AGENDA:**

#### **A) CONSIDERATION AND ACTION, IF ANY, ON APPROVAL OF MINUTES – FEBRUARY 3, 2025, SPECIAL CALLED MEETING.**

**B) CONSIDERATION AND ACTION, IF ANY, ON LONE STAR NATIONAL BANK LINE OF CREDIT RENEWAL.**

Victor Perez, President/CEO introduced the item and stated staff recommended approval as discussed in closed session.

Board Member Reynaldo Perez **moved** to approve. Board Member Commissioner Ricardo Medina seconded the motion and when put to a vote it carried unanimously.

**ITEM 5. REGULAR AGENDA – OPEN SESSION:**

At this time, Vice Chair Mario Lizcano requested to deviate from the agenda and enter into closed session. There was no objection.

**ITEM 6. CLOSED SESSION: IN ACCORDANCE WITH CGAPTER 551 TEXAS, GOVERNMENT CODE, VERNON’S TEXAS CODE ANNOTATED (OPEN MEETING ACT), THE PHARR ECONOMIC DEVELOPMENT CORPORATION II BOARD WILL MEET IN EXECUTIVE (CLOSED) SESSION.**

The time being 3:08 p.m. Vice Chair Mario Lizcano stated the Board would be entering into closed session in accordance with Sections 551.071 thru 551.087 of the Texas Government Code.

**ITEM 7. RECONVENED:**

The time being 3:26 p.m., Vice Chair, Mario Lizcano stated the board will be resuming meeting into Regular Session, and consider action, if necessary, on any item(s) discussed in closed session.

**A) CONSIDERATION AND ACTION, IF ANY, ON PROJECT JAP.**

Jaime Muñoz, PEDC II Attorney introduced the item and stated staff recommended approval as discussed in closed session.

Board Member Commissioner Ricardo Medina **moved** to approve. Board Member Reynaldo Perez seconded the motion and when put to a vote it carried unanimously.

Commissioner Michael Pacheco abstained.

**B) CONSIDERATION AND ACTION, IF ANY, ON LETTER OF INTENT (LOI) FOR PROJECT I.**

Jaime Muñoz, PEDC II Attorney introduced the item and stated staff recommended approval as discussed in closed session.

Board Member Commissioner Ricardo Medina moved to approve. Board Member Reynaldo Perez seconded the motion and when put to a vote it carried unanimously.

Commissioner Michael Pacheco abstained.

**C) CONSIDERATION AND ACTION, IF ANY, ON INFRASTRUCTURE SOLUTIONS INC. CONTRACT.**

Jaime Muñoz, PEDC II Attorney introduced the item and stated staff recommended approval as discussed in closed session.

Board Member Commissioner Ricardo Medina moved to approve. Board Member Reynaldo Perez seconded the motion and when put to a vote it carried unanimously.

**ITEM 8. ADJOURNMENT**

There being no further business to come before the board, Board Member Commissioner Michael Pacheco moved to adjourn. Motion was seconded by Board Member Commissioner Ricardo Medina and when put to a vote, the motion carried unanimously. The meeting was adjourned at 3:26 p.m.

PEDC II:

\_\_\_\_\_  
Mario Lizcano, Vice Chair

**ATTEST:** \_\_\_\_\_

Michael Pacheco, Treasurer

**APPROVED:**

**MINUTES  
PHARR ECONOMIC DEVELOPMENT CORPORATION II  
SPECIAL CALLED MEETING  
SATURDAY, FEBRUARY 22, 2025  
118 S. CAGE BLVD., 2ND FLOOR**

The Pharr Economic Development Corporation II met in a special called meeting on Saturday, February 22, 2025, at 5:00 p.m. and the following is the record of attendance.

**MEMBERS PRESENT:** Board Member Comm. Ricardo Medina  
Board Member Mario Lizcano  
Board Member Reynaldo Perez  
Board Member Romeo Cantu

**MEMBERS ABSENT:** Board Member Dr. Ambrosio Hernandez  
Board Member Comm. Dr. Ramiro Caballero  
Board Member Comm. Michael Pacheco

**STAFF PRESENT:** Victor Perez, PEDC President/CEO  
Jonathan Flores, City Manager  
Cynthia Garza, Assistant City Manager  
Maribel Garcia, Executive Administrative Assistant

**PEDC ATTORNEY:** Erick Garcia

**ITEM 1. CALL TO ORDER**

**A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT BOARD MEMBER**

Vice Chair, Mario Lizcano called the meeting to order at 5:00 p.m. Roll call established a quorum.

Board member Romeo Cantu **moved** to excuse absent members. Board member Reynaldo Perez seconded the motion and when put to a vote, it was carried unanimously.

**B) PLEDGE OF ALLEGIANCE/INVOCATION**

Victor Perez, President/CEO led the pledge of allegiance Mario Lizcano, Board member said the invocation.

**ITEM 2. PUBLIC TESTIMONY**

There were no comments from the public.

**ITEM 3. REGULAR AGENDA – OPEN SESSION:**

At this time, Chairman Mayor Ambrosio Hernandez requested to deviate from the agenda and enter into closed session. There was no objection.

**ITEM 4. CLOSED SESSION: IN ACCORDANCE WITH CGAPTER 551 TEXAS, GOVERNMENT CODE, VERNON’S TEXAS CODE ANNOTATED (OPEN MEETING ACT), THE PHARR ECONOMIC DEVELOPMENT CORPORATION II BOARD WILL MEET IN EXECUTIVE (CLOSED) SESSION.**

The time being 5:02 p.m. Vice Chair Mario Lizcano stated the Board would be entering into closed session in accordance with Sections 551.071 thru 551.087 of the Texas Government Code.

**ITEM 5. RECONVENED:**

The time being 5:04 p.m., Vice Chair, Mario Lizcano stated the board will be resuming the meeting into Regular Session, and consider action, if necessary, on any item(s) discussed in closed session.

**A) CONSIDERATION AND ACTION, IF ANY, ON PROJECT X.**

Erick Garcia, PEDC Attorney introduced the item and stated staff recommended approval as discussed in closed session

Board Member Reynaldo Perez moved to approve. Board Member Romeo Cantu seconded the motion and when put to a vote it carried unanimously.

**ITEM 6. ADJOURNMENT**

There being no further business to come before the board, Board Member Romeo Cantu moved to adjourn. Motion was seconded by Board Member Commissioner Ricardo Medina and when put to a vote, the motion carried unanimously. The meeting was adjourned at 5:05 p.m.

PEDC II:

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Mario Lizcano, Vice Chair

**ATTEST:** \_\_\_\_\_  
Ricardo Medina, Commissioner

**APPROVED:**

DRAFT



**AGENDA MEMORANDUM**

**BOARD:** Pharr Economic Development Corporation II

**AGENDA ITEM #:** B.

**DATE SUBMITTED:** April 14, 2025

**MEETING DATE:** April 21, 2025

**FROM:** Maribel Garcia, Executive Administrative Assistant

**DEPARTMENT:** PEDC II

**DIRECTOR:** Victor Perez

**Agenda Item:** Consideration and action, if any, on Project TAF.

**Classification:** Closed Session

(\* If closed session, City Attorney must review and approve.)

**Issue:** To be discussed in closed session.

**Fiscal Consideration:**

**Staff Recommendation:**

**Alternatives:**

**Exclude Material from Public Packet?** No

**Reason:**

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**ROUTING:**

Maribel Garcia  
Victor Perez

Created/Initiated - 4/14/2025  
Final Approval - 4/14/2025



**AGENDA MEMORANDUM**

**BOARD:** Pharr Economic Development Corporation II

**AGENDA ITEM #:** C.

**DATE SUBMITTED:** April 14, 2025

**MEETING DATE:** April 21, 2025

**FROM:** Maribel Garcia, Executive Administrative Assistant

**DEPARTMENT:** PEDC II

**DIRECTOR:** Victor Perez

**Agenda Item:** Consideration and action, if any, on Project Castle.

**Classification:** Closed Session

(\* If closed session, City Attorney must review and approve.)

**Issue:** To be discussed in closed session.

**Fiscal Consideration:**

**Staff Recommendation:**

**Alternatives:**

**Exclude Material from Public Packet?** No

**Reason:**

---

**ROUTING:**

Maribel Garcia  
Victor Perez

Created/Initiated - 4/14/2025  
Final Approval - 4/14/2025



## AGENDA MEMORANDUM

**BOARD:** Pharr Economic Development Corporation II

**AGENDA ITEM #:**

**DATE SUBMITTED:**

**MEETING DATE:** April 21, 2025

**FROM:** Maribel Garcia, Executive Administrative Assistant

**DEPARTMENT:** Administration

**DIRECTOR:**

**Agenda Item:** Pursuant to Section 551.071, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting with its attorney and discuss any matters related **to legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

**Classification:** Regular

(\* If closed session, City Attorney must review and approve.)

**Issue:**

**Fiscal Consideration:**

**Staff Recommendation:**

**Alternatives:**

**Exclude Material from Public Packet?** No

**Reason:**

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**ROUTING:**

Maribel Garcia  
Ricardo Rodriguez  
Jamison Merrick  
City Management Office

Created -

**AGENDA MEMORANDUM**

**BOARD:** Pharr Economic Development Corporation II

**AGENDA ITEM #:**

**DATE SUBMITTED:**

**MEETING DATE:** April 21, 2025

**FROM:** Maribel Garcia, Executive Administrative Assistant

**DEPARTMENT:** Administration

**DIRECTOR:**

**Agenda Item:** Pursuant to Section 551.072, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters related to **real property and deliberate the purchase, exchange, lease, or value of real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

**Classification:** Regular

(\* If closed session, City Attorney must review and approve.)

**Issue:**

**Fiscal Consideration:**

**Staff Recommendation:**

**Alternatives:**

**Exclude Material from Public Packet?** No

**Reason:**

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**ROUTING:**

Maribel Garcia  
Ricardo Rodriguez  
Jamison Merrick  
City Management Office

Created -



**AGENDA MEMORANDUM**

**BOARD:** Pharr Economic Development Corporation II

**AGENDA ITEM #:**

**DATE SUBMITTED:**

**MEETING DATE:** April 21, 2025

**FROM:** Maribel Garcia, Executive Administrative Assistant

**DEPARTMENT:** Administration

**DIRECTOR:**

**Agenda Item:** Pursuant to Section 551.074, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

**Classification:** Public Hearing

(\* If closed session, City Attorney must review and approve.)

**Issue:**

**Fiscal Consideration:**

**Staff Recommendation:**

**Alternatives:**

**Exclude Material from Public Packet?** No

**Reason:**

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**ROUTING:**

Maribel Garcia  
Ricardo Rodriguez  
Jamison Merrick  
City Management Office

Created -



**AGENDA MEMORANDUM**

**BOARD:** Pharr Economic Development Corporation II

**AGENDA ITEM #:**

**DATE SUBMITTED:**

**MEETING DATE:** April 21, 2025

**FROM:** Maribel Garcia, Executive Administrative Assistant

**DEPARTMENT:** Administration

**DIRECTOR:**

**Agenda Item:** Pursuant to Section 551.076, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices**. The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

**Classification:** Regular

(\* If closed session, City Attorney must review and approve.)

**Issue:**

**Fiscal Consideration:**

**Staff Recommendation:**

**Alternatives:**

**Exclude Material from Public Packet?** No

**Reason:**

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**ROUTING:**

Maribel Garcia  
Ricardo Rodriguez  
Jamison Merrick  
City Management Office

Created -



## AGENDA MEMORANDUM

**BOARD:** Pharr Economic Development Corporation II

**AGENDA ITEM #:**

**DATE SUBMITTED:**

**MEETING DATE:** April 21, 2025

**FROM:** Maribel Garcia, Executive Administrative Assistant

**DEPARTMENT:** Administration

**DIRECTOR:**

**Agenda Item:** Pursuant to Section 551.084, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

**Classification:** Regular

(\* If closed session, City Attorney must review and approve.)

**Issue:**

**Fiscal Consideration:**

**Staff Recommendation:**

**Alternatives:**

**Exclude Material from Public Packet?** No

**Reason:**

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**ROUTING:**

Maribel Garcia  
Ricardo Rodriguez  
Jamison Merrick  
City Management Office

Created -



**AGENDA MEMORANDUM**

**BOARD:** Pharr Economic Development Corporation II

**AGENDA ITEM #:**

**DATE SUBMITTED:**

**MEETING DATE:** April 21, 2025

**FROM:** Maribel Garcia, Executive Administrative Assistant

**DEPARTMENT:** Administration

**DIRECTOR:**

**Agenda Item:** Pursuant to Section 551.087, the Pharr Economic Development Corporation II may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues**. The Pharr Economic Development Corporation II and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

**Classification:** Regular

(\* If closed session, City Attorney must review and approve.)

**Issue:**

**Fiscal Consideration:**

**Staff Recommendation:**

**Alternatives:**

**Exclude Material from Public Packet?** No

**Reason:**

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**ROUTING:**

Maribel Garcia  
Ricardo Rodriguez  
Jamison Merrick  
City Management Office

Created -